



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2017 JUL 27 PM 3:47
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

MINOR AMENDMENT

Case Number:	303, Amendment 1 (Minor)
Address:	84 Wadsworth Street; 36 Memorial Drive; 226-254 Main Street; 65 Wadsworth Street; 16 Hayward Street; Hayward Street; 264 Main Street; 292 Main Street; 1 Hayward Street; 8, 26, 28, 34, 42 and 46 Carleton Street; Carleton Street; 310, 322 and 336 Main Street; 65 Carleton Street; 5 and 21 Deacon Street; 40 Ames Street.
Zoning:	Residence C-3B, PUD-5 Overlay District, Mixed Use Residential (MXR) Overlay District
Permittee and Owner:	Massachusetts Institute of Technology MIT 8 Carleton Street LLC (with regard to 8 Carleton Street only) 238 Main Street, Cambridge, MA, 02142
Date of Planning Board Determination:	April 18, 2017

Application: As part of the Design Review procedure (separately documented), applicant requests modifications to the dimensional characteristics of the approved PUD by Minor Amendment as allowed by the conditions of the Special Permit Decision to increase Gross Floor Area (GFA) of the non-residential building in Site "5" (310, 322 and 336 Main Street, 65 Carleton Street, and 5 and 21 Deacon Street) with a slight increase in the building footprint and no change in the building height and site area.

Decision: The Planning Board APPROVES the requested Minor Amendment.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Design Review Submission dated February 3, 2017, including: Design Review Narrative; Design Review Graphic Material including Site Plan, Building Plans and Section, Building Views and Elevations, Landscape Design, Exterior Building Lighting Plans, and Preliminary Signage Plan; Sustainability Narrative / LEED Scorecard; Acoustical Narrative.
2. Presentation given to the Planning Board on April 18, 2017.

Other Documents

3. Memorandum to the Planning Board from Cambridge Community Development Department staff, dated April 14, 2017.

MINOR AMENDMENT

The materials submitted for Planning Board review and approval per the Design Review procedures set forth in the Conditions to Special Permit Decision PB-303 contain the following modifications to the dimensional characteristics of the PUD project as approved:

- Increase in the total aggregate Gross Floor Area (GFA) of the Final Development Plan by about 3.4%, about a 49,836 square feet increase (excluding GFA that is exempt from zoning limitations). The additional GFA is for office use as well as retail and active uses and located on Building Site 5 in the approved Final Development Plan.
- Increase in the GFA on Building Site 5 from the approved 380,000 square feet to proposed 429,836 square feet, partially by enlarging the dimensional footprint of the proposed building by about 5 feet in the south along Deacon Street, adding slightly less than 1,000 square feet of GFA per floor, and partially resulting from a recalculation of interior spaces that are included in the definition of GFA.

Condition 15 of the Special Permit Decision allows the Planning Board to approve modifications as Major Amendments or Minor Amendments according to the Board’s determination, provided the modifications remain in conformance with applicable zoning requirements. Furthermore, Condition 1-a-vii. provides that a modification to the Aggregate Development Program may be considered a Minor Amendment if the total change amounts to no more than ten percent (10%) of the total GFA authorized by the Special Permit.

Pursuant to Condition 15-b, the Planning Board shall approve a Minor Amendment upon making the following Findings:

- i. *The change does not violate applicable Sections of the Zoning Ordinance, or if the change requires relief pursuant to a special permit or variance, such relief has been granted.*

The proposed modifications remain within the limitations of the PUD-5 zoning.

- ii. *The change will not substantially alter the Findings upon which this Decision is based.*

The Board finds that the proposed changes have only a minor impact on the proposal and therefore do not substantially alter the Board’s prior Findings. The change in aggregate GFA is explicitly authorized by Condition 1-a-vii. of the Special Permit Decision because it is less than ten percent of the total GFA as originally approved. While the change in GFA on Building Site 5 is slightly more than ten percent of the GFA permitted on that particular site, the Board finds that the change is minor given that it only results from a modest change in building footprint in relation to the building as a whole and does not substantively change the overall bulk, scale, and character of the building.

Therefore, the Board approves the requested modifications as a Minor Amendment, subject to the Conditions of Approval set forth below.

APPROVAL

The Planning Board hereby approves the requested Minor Amendment, subject to the following conditions and limitations. Hereinafter, Permittee shall mean the Permittee as defined in Special Permit Decision PB-303, issued by the Planning Board on June 23, 2016.

1. Appendix I summarizes the dimensional characteristics of the project as modified by this Minor Amendment.
2. The building site shall otherwise continue to be subject to the Conditions set forth in Special Permit Decision PB-303.
3. Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with the approved dimensional characteristics, as hereby amended, along with these Conditions.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, H Theodore Cohen, Steve Cohen, Hugh Russell, Tom Sieniewicz, and Associate Member Thacher Tiffany, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,

A handwritten signature in black ink, appearing to read "H Theodore Cohen", with a long horizontal flourish extending to the right.

H Theodore Cohen, Chair.

Dimensional Form for SoMa Building 5

	Allowed/ Required	Existing*	Removed **	Proposed Building 5	Total
Land Area	25,000	36,002	0	0	36,002
Total Non-Exempt GFA	380,000	6,804	6,804	429,836	429,836
Residential	N/A	0	0	0	0
Commercial	348,619	6,804	6,804	365,681	365,681
<i>Office</i>	305,000	6,804	6,804	359,252	359,252
<i>Lab</i>	0	0	0	0	0
<i>Innovation</i>	0	0	0	0	0
<i>Retail</i>	10,000	0	0	6,429	6,429
Academic (all types)	65,000	0	0	64,155	64,155
Non-Exempt Dormitory	N/A	0	0	0	0
Structured Parking	N/A	0	0	0	0
Total Non-Exempt FAR	Max. 3.9 across PUD-5	.19	.19	12.0	12.0
Total Exempt GFA ***	10,000	0	0	6,429	6,429
Retail	10,000	0	0	6,429	6,429
Public Transportation	N/A	0	0	0	0
Residential/Dormitory	N/A	0	0	0	0
Innovation	N/A	0	0	See Note 1	See Note 1
Total Dwelling Units	N/A	0	0	0	0
Market Rate Units	No max. or min.	0	0	0	0
Affordable Units	N/A	0	0	0	0
Dormitory Beds/Units	N/A	0	0	0	0
Publicly Beneficial Open Space	15% in PUD-5 total	See Note 2 Below	See Note 2 Below	See Note 2 Below	See Note 2 Below
Max Height	250 ft.	N/A	N/A	200 ft.	200 ft.
Min Yard Setbacks	0	0	0	0	0
Off Street Parking	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3
Bicycle Parking	143	0	0	157	157

*GFA that is existing on Building Site 3 as of January 1, 2013

**Building Site GFA that is demolished or renovated

*** Proposed retail GFA is conceptually estimated at 50% exempt. Actual exemption will be known at building occupancy.

Note 1: Innovation Space as required by section 13.89.3 of the Ordinance is provided in PUD-5 as described in Special Permits #303 and #302.

Note 2: Site 5 will include no less than the 9,495 sf of publicly beneficial open space anticipated in Special Permit #303.

Note 3: 14 commercial and 60 academic parking spaces exist on Building Site 5. These are being discontinued as part of the SoMa enabling and garage construction that has progressed separately through the administrative review process. Parking for Building 5 uses will be located in subsurface garage following construction of same.